080.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,300 / 762,300
					USE VALUE:	762,300 / 762,300
					ASSESSED:	762,300 / 762,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN MICHAEL K--ETAL
Owner 2:	GRIFFIN-MOLNAR BEVERLEY J
Owner 3:	
Street 1:	138 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,708 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 2674 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6708.000	322,000	5,400	434,900	762,300
Total Card	0.154	322,000	5,400	434,900	762,300
Total Parcel	0.154	322,000	5,400	434,900	762,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.12 | /Parcel: 285.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49548
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,000	5400	6,708.	434,900	762,300	762,300	Year End Roll	12/18/2019
2019	101	FV	262,100	5400	6,708.	441,100	708,600	708,600	Year End Roll	1/3/2019
2018	101	FV	262,100	5400	6,708.	329,300	596,800	596,800	Year End Roll	12/20/2017
2017	101	FV	262,100	5400	6,708.	298,200	565,700	565,700	Year End Roll	1/3/2017
2016	101	FV	262,100	5400	6,708.	285,800	553,300	553,300	Year End	1/4/2016
2015	101	FV	247,500	5400	6,708.	242,300	495,200	495,200	Year End Roll	12/11/2014
2014	101	FV	247,500	5400	6,708.	229,900	482,800	482,800	Year End Roll	12/16/2013
2013	101	FV	247,500	5400	6,708.	218,700	471,600	471,600		12/13/2012

!6490!

PRINT

Date	Time
12/10/20	21:15:49

LAST REV

Date	Time
04/30/19	14:43:25

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6490

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20696-31		8/1/1990		191,000	No	No		Y

USER DEFINED

Prior Id # 1:	49548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2017	692	New Wind	4,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
12/11/2008	Meas/Inspect	336	PATRIOT
11/8/2007	Permit Visit	BR	B Rossignol
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	243	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6708		Sq. Ft.	Site		0	70.	0.93	5									434,869						434,900	

Total AC/HA: 0.15399 | Total SF/SM: 6708 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,869 | Spl Credit | Total: 434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Very Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21017933
Const Adj.:	0.97010303
Adj $ / SQ:	123.270
Other Features:	122250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395604
Depreciation:	73582
Depreciated Total:	322021

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

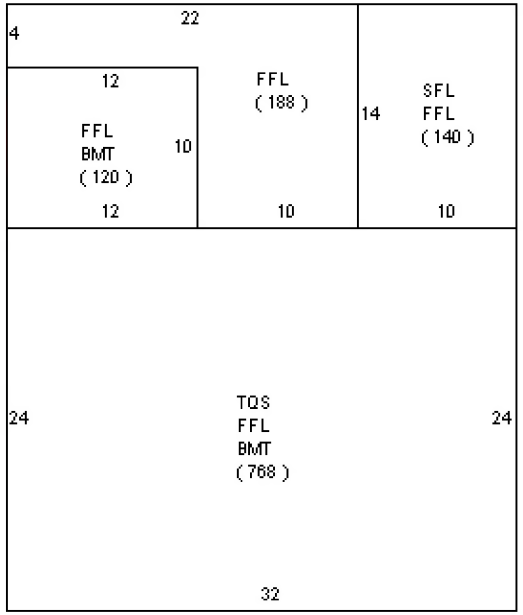
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	123.27
Special Features:	0	Val/Su Net:	116.58
Final Total:	322000	Val/Su SzAd	171.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,216	123.270	149,896
BMT	Basement	888	47.630	42,297
TQS	3/4 Story	518	123.270	63,903
SFL	Second Floor	140	123.270	17,258

Net Sketched Area:	2,762	Total:	273,354
Size Ad	1874.3999	Gross Are	3012	FinArea	2674
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	F	
TQS	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	FR	1950	20.95	T	50	101			4,400			4,400
A2	WOOD SHD	A	Y	1	11X12	A	AV	1950	7.52	T	40	101			600			600
19	Patio	D	Y	1	10X12	A	AV	1960	5.38	T	40.8	101			400			400

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400